

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

October 8, 2020 (6PM)

Meeting via Zoom.com

(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Howard Lange, Colin Smith and Joe Mora

Homeowners present: Bill Rauch #351, Joe Mora #313

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Bill: Utility enclosure 7638 and 7632 safety issues, 7634 enclosure rotting interior grade doors. Colin moved to have Don at Beachside look at all utility doors and replace as necessary, Howard seconded. Unanimous.

7638 by #132 abandoned creek light needs to be addressed.

Possible increase of recycle pickup by Marborg? Colin motioned to increase frequency of pickups, Joe seconded. Unanimous.

7634 utility gate needs reinforcement. Power washers damaged patio at 351. 7634 front door cracked concrete; 7632 unit 251 damaged vent; Gas leak detected no word from results; 7630 trash container siding damaged; carport fascia project should move ahead and get finished.

Joe: Request permission to replace floors and carpet with soundproofing hard floors that meets State standard. Colin motioned to accept, Howard seconded. Unanimous with Joe abstaining.

Approval of Prior Meeting Minutes: Howard moved to approve prior meeting minutes (9/10/20), Colin seconded. Unanimous.

Treasurer's Report

	Sept 2020	YTD
Total Income	\$69,305.00	\$599,113.03
Op. Expenses	30,320.47	249,212.11
Reserve Expenditures	108,253.97	615,490.56

Total Expenditures	138,574.44	864,702.67
Transfer to Op Reserve	26,473.77	111,984.61
Transfer from Op Reserve	10,000.00	24,148.00
Transfer to Reserve	27,204.33	244,838.97
Transfer from Reserve	60,000.00	395,000.00
Balance in Savings	\$ 2,410,223.87	
Due from Unit Owners	\$ 3,900.03	
Total Assets	\$ 2,419,123.90	

Operating Expenses are about 24%+ below on cash basis

Treasurer's Report unanimously accepted Chris moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures. Joe seconded.

Landscape: Maintenance, mulching, replace sidewalk by unit #110 was completed. Hose bib at carwash found left running twice. Unit #349 giving Jose a hard time taking pictures of him using the leaf blower and throwing his safety cones. Colin moved to pay Enviroscaping \$6,600 for sidewalk replacement by #110 and the bike parking area. Howard seconded. Unanimous with Joe abstaining.

Old Business:

- a. Dry Rot repair and painting and approval/ratification for invoices or proposals: Howard motioned to ratify approval of payment to Beachside for dry rot repair for \$3,705.45 and staircase replacement at 7626 for \$4,881.45 and the purchase of siding and beams for \$7,316.62. Joe seconded. Unanimous. Colin motioned to ratify payment to Affordable Paint for 7636 for \$12,335, Howard seconded. Unanimous. Chris motioned to approve Enviroscaping to replace, at 7620, split rail fence for \$1,450.00 Colin seconded, Unanimous with Joe abstaining. Colin moved for accepting Enviroscaping proposal for sidewalk replacement at 7626 #115 for \$8,400 and 7640 #134 for \$3,600.00, Howard seconded. Unanimous with Joe abstaining.
- b. Updating the governing docs: 120 ballots received. Not enough to count. Delayed until next month if sufficient ballots (at least 150+) are received.
- c. 7632- Foundation work: On hold.

- d. Sidewalk repair/replacement Siding or dry rot repairs: In progress. Unit #110 wants sidewalk replacement from power washer leaving discoloration, will try acid wash. Unit #135 “pathway” unauthorized, Howard moved to remove stepping stones and landscape area to discourage pedestrians. Colin seconded. Unanimous Joe abstained.
- e. Carport fascias: Colin moved to have Vineyard finish fascias 7632 and 7630. Howard seconded. Unanimous.
- f. Gym: Colin moved to ratify payment to engineer and architect
- g. #321-windows with grids: colin motioned to approve grid windows (previous request by owner was for no grid). Joe seconded. Unanimous.
- h. Violations from walk around: Colin and Craig still need to meet about it.
- i. Gutter Guard: In progress.
- j. Pool: No children without adults.
- k. Parking lot post lamp fixtures: Dabmar 225 with frosted glass quote for 16 fixtures (14 double and 2 single).
- l. Address signs: Same size
- m. Clean out meeting room toilet drain: reminder

New Business

- a. #327 balcony: owner wants to add hanging planter boxes/pots on railing. Request denied. Too much potential damage from water.
- b. #346 hard flooring: no show
- c. #313 new flooring: see owner’s request.
- d. #351 - 7634 trash enclosure gate, resealing patio, concrete patio, increase recycle pickup: see owner’s request.
- e. Pathways and signs: See address signs under old business
- f. Tax returns and annual review/audit by CPA: Joe motioned to do audit & tax returns, Colin seconded. Unanimous.

Executive Session – summary from last month: Assoc received summons today.

Next Meeting 11/12/20 at 6PM, via zoom

Meeting adjourned at 8:15PM

Submitted by: Matt Mora